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Cover image of proposed commercial development on McCallum Street at Mayfair.
Image by: xarchitectture

Source of all data: City of Abbotsford, Planning and Development Services unless otherwise stated.
Planning & Development Services

**Community Planning** manages the City’s Official Community Plan (OCP), bringing together land use, urban design and social planning policies, along with overall infrastructure needs into long range land use plans. The division is responsible for the development and implementation of strategies, policies and plans that guide the City’s future growth and development.

**Development Planning** is responsible for reviewing and processing development applications such as rezoning, subdivision and development permits. These applications are reviewed for compliance with the OCP, Zoning Bylaw and other municipal bylaws and policies.

**Development Engineering** is responsible for reviewing and processing engineering drawings for development applications, and for environmental services. The drawings are reviewed for compliance with the Development Bylaw and other municipal bylaws and policies.

**Building Permits and Licences** is responsible for ensuring all building construction in the City meets Building Code requirements for health, life safety and fire protection. Functions include plan checking, building permit issuance, on-site inspections and business licencing.

For more information: [www.abbotsford.ca/planning](http://www.abbotsford.ca/planning)
Introduction

The 2018 Planning and Development Services (PDS) Mid-Year Report summarizes the first two quarters of the year, a snapshot of how we’ve progressed over the past six months. The document outlines progress and accomplishments regarding development activity and trends, and departmental initiatives.

Application Process

INQUIRY
There is a lot of information to consider before making an application, including understanding the relevant City plans, procedures, and bylaws. Development Inquiry Meetings (DIMs) are an opportunity to meet with City staff, discuss ideas, and determine how the City’s plans and policies affect a potential application.

SUBMISSION & REVIEW
Once an application is submitted, staff review and refer the proposal to other agencies, if required. Development applications are first reviewed by the Development Application Review Team (DART) for general compliance and to identify requirements from each department. Once the application is reviewed and revisions are completed, the application can proceed to the next step.

APPROVAL & ISSUANCE
Depending on the type of application, it will either be reviewed by Council or City staff. If an application is supported, and is approved in principle, requirements for final approval must be met. A building permit application will be accepted once the development is approved in principle. The building permit will be issued once the requirements for final development approval and building permit issuance are met.

CONSTRUCTION
Once the building permit has been issued, construction can begin. Construction activity must meet the requirements of City bylaws and other government agencies. Applicable inspections are undertaken during the appropriate stages of construction and prior to occupancy of the building.
2018 Halfway Highlights

New Record
230 Development Inquiry Meetings in the first half of the year.

217 new residential lots approved and building permits issued for 146 single family units.

289 townhouse units approved and building permits issued for 244 units.

540 apartment units approved and building permits issued for 124 units.

New Record
Development permits issued for 52,012 m² (559,649 ft²) of industrial floor space.

Total Building Permit Value $231 million

The 2018 PDS Mid-Year Report shows where we are today with activity and trends.

PDS reports statistics on departmental activity twice a year.

For more information: www.abbotsford.ca/stats
Inquiry, Submission & Review

Development Inquiry Meetings

For the first two quarters of 2018 staff coordinated 230 Development Inquiry Meetings (DIM) an increase of 8% compared to the same period in 2017 (212).

Land Development Applications Received

The total number of land development applications received in the first half of 2018 (126) increased 12% compared to the same period in 2017 (113).
Rezoning (47), Development Permits (37), and Agricultural Land Reserve applications (11) received increased compared to the same period in 2017. Subdivision applications received in the first half of 2018 (37) slightly decreased compared to 2017 (40). No Official Community Plan amendment applications were received in the first half of 2018.

The number of Subdivision and Rezoning applications continues to trend upward while OCP Amendment applications continue a downward trend.
Land Development Applications Received

**Application Type (number of applications)**

- Agricultural Land Reserve (11)
- Development Permits (31)
- OCP Amendments (0)
- Rezonings (47)
- Subdivisions (37)

- Red: Urban Development Boundary (UDB)
- Pink: Community Boundaries
- Green: Agricultural Land Reserve

See Inset for details
In-Stream Residential Applications

Single Family (lots), Townhouse & Apartment (Units)

The total number of lots/units in-stream in first half of 2018 (3,051) increased by 36% from the same period in 2017 (2,244). The number of apartment units in-stream increased 67% compared to the same period in 2017.

Total units in-stream continued a high level due to a consistent stream of multifamily applications.

The total number of apartments in-stream in the first half of 2018 increased compared to the same period last year.

Total Lots\Units In-Stream (Mid-Year)

Lots\Units In-Stream by Type (Mid-Year)

In-Stream Residential Applications

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Total Lots\Units In-Stream (Mid-Year)

Lots\Units In-Stream by Type (Mid-Year)
The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in the first half of 2018 (35,913 m²) decreased compared to the same period in 2017 (88,021 m²).

In-stream Industrial floor area dropped due to the decrease in in-stream Industrial floor area (approved for development pg.17).

Floor Space In-Stream by Type (Mid-Year)

In-stream Industrial floor area was down due to the record amount approved recently.
In-Stream Residential Applications

Application Type (number of applications)

- Single Family - 109
- Townhouse - 19
- Apartment - 16
- Mixed Use - 3

Urban Development Boundary (UDB)
Community Boundaries
Agricultural Land Reserve

See Inset for details
1518 McCallum Rd
73 Townhouses

34375 Gladys Ave
282 Apartments

2267 McKenzie Rd
48 Townhouses
In-Stream ICI Applications

Application Type (number of applications)

- Institutional - 0
- Commercial - 8
- Industrial - 7
- Mixed Use - 3

Urban Development Boundary (UDB)
Community Boundaries
Agricultural Land Reserve

See Inset for details
1785 Clearbrook Rd
7,246 m²

3311 Mt. Lehman Rd
9,332 m²

2018 Primrose St
6,145 m²
Approved residential development applications is on pace to be a record year (1,327 approved in 2008), 1,046 lots/units is 35% more than the 5 year annual average (674).

The total number of units approved in the first half of 2018 (1,046) doubled the number for the same period last year (493) and surpassed the 2017 total (574).
Approval & Issuance

New ICI Floor Area Approved

The total number of new ICI (Industrial, Commercial, and Institutional) floor area approved in the first half of 2018 (57,989 m²) increased 42% over the 5-year annual average and approaches the total for 2017 (61,434 m²).

52,012 m² of Industrial floor area was approved in the first half of 2018, twice the 5-year average.

Mayne Coatings, the largest Industrial project by floor area on record (34,868 m²), was approved at the beginning of 2018.
Approved Residential Applications

Application Type (number of applications)

- Single Family - 17
- Townhouse - 5
- Apartment - 4
- Mixed Use - 2

Urban Development Boundary (UDB)  
Community Boundaries  
Agricultural Land Reserve

See Inset for details
Approved ICI Applications

Application Type (number of applications)

- Institutional - 0
- Commercial - 4
- Industrial - 5
- Mixed Use - 2

Urban Development Boundary (UDB)
Community Boundaries
Agricultural Land Reserve

See Inset for details
Construction
Building Permits (Number)

The number of building permits received in the first half of the year has continued an upward trend since 2014.

Total Building Permits

The number of commercial, institutional and multifamily building permits increased for the first half of 2018 compared to the same period in 2017.
The value of building permits for the first half of 2018 has followed the same pattern as 2017, on pace for another strong year. 2017 was the first year on record that the building permits total construction value had exceeded $400 million.

The value of Industrial building permits has increased by 288% (+$36 million) for the first half of 2018 compared to the same period in 2017.

The new courthouse’s first building permit was issued at the beginning of July and will be reflected in the PDS 2018 Annual Report.
Construction

Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units

New apartment units from issued building permits hit a record high for the first period of 2017 due to the timing of issuance. For the same period in 2018, the number of new apartment units is down but the number of townhouses is up significantly.

The up and down swing of total new units from issued building permits comes from looking at a shorter timeframe. Annually, the number of total units from issued building permits is trending upward year over year.
Construction

Institutional, Commercial, Industrial & Agricultural Floor Area (New Construction & Improvements)

Agricultural Floor area continued the upward trend over the last few years despite the significant decrease compared to the same period last year.

The high volume of Industrial development permits approved in 2017 are starting to receive building permits as the amount of floor area approved over doubled in the first half of 2018.

Building Inspections

The number of building inspections is up for the first half of 2018 compared to the same period in 2017.
Issued Building Permits
New Construction & Improvements Q1-Q2 2018 (Rural)
Building permit applications for new construction and improvements (with a construction value of $50,000 and greater) approved in the first half of 2018. Includes new single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.
Building permit applications for new construction and improvements (with a construction value of $50,000 and greater) approved in the first half of 2018. Includes new single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.
Construction Type (Urban)

- Single Family (35 dwellings)
- Multi Family (315 units)
- Institutional (491 m²)
- Commercial (9,210 m²)
- Industrial (56,546 m²)
- Other (2,129 m²)

Urban Development Boundary (UDB)
Community Boundaries
2018 Current Initiatives

PLAN 200K is a city initiative to help bring to life Abbotsford’s new Official Community Plan as the city grows towards 200,000 residents. [http://www.abbotsford.ca/plan200K]

AgRefresh

**JAN**

**JANUARY - MARCH 2018**
Analyzed the Stage 3 Winter 2017-18 engagement results and prepared an Engagement Results Report. The summary was presented to Committee of the Whole on February 26 and to ADDIAC on March 14.

**FEB**

**FEBRUARY 6, 2018**
Stage 3 - Staff presented the draft plan to the public at Open Houses on campus at UFV and at Abbotsford Centre.

**MAR**

**March 12, 2018**
Stage 3 - report on the Popup Shop engagement presented to Council.

AgRefresh

**APR**

**APRIL 23, 2018**
In light of the recent Provincial initiative to “revitalize the ALR and ALC”, the City paused AgRefresh to allow coordination of the City’s work with resulting legislative and/or regulatory changes expected in late 2018/early 2019.

**MAY**

**JUN**

UDistrict Neighbourhood Plan

**FEBRUARY 6, 2018**
Stage 3 - Staff presented the draft plan to the public at Open Houses on campus at UFV and at Abbotsford Centre.

City Centre Neighbourhood Plan

**MARCH 12, 2018**
Stage 3 - report on the Popup Shop engagement presented to Council.

Infill Study is a study to clarify the City’s objectives and intent for the Urban 3 - Infill land use designation in the Official Community Plan.
UDistrict Neighbourhood Plan will provide a unique opportunity for the City and the University of the Fraser Valley to work together for a future vision.

Historic Downtown Neighbourhood Plan will renew the vision of the neighbourhood and will provide an opportunity to celebrate the area’s heritage and enhance the vibrant community that is there today.

City Centre Neighbourhood Plan will develop a new vision for a more populated, attractive, and walkable neighbourhood at the heart of our urban area.

Infill Study
FEBRUARY 19, 2018
Stage 1 - Staff presented the Stage 1 summary package to Council and received direction to proceed with the Urban Infill Study.

Historic Downtown Neighbourhood Plan
March 29, 2018
Stage 3 - presentation to Abbotsford Downtown Business Association (ADBA).

Infill Study
APRIL - MAY 2018
Stage 2 - preparation of infill housing options and community engagement. The options were presented and public feedback was collected during three open houses in mid-May, 2018.

Infill Study
JUNE 18, 2018
A summary of community input was presented to Council. Stage 3 launched at the end of Q2. For more details, see abbotsford.ca/urban3infill.

City Centre Neighbourhood Plan
FEBRUARY 2018
Stage 3 - a Popup Shop was opened at the Sevenoaks Shopping Centre for a month where the concept was in full display along with themed questionnaires.

UDistrict Neighbourhood Plan
May 28, 2018
Stage 4 - UDistrict Neighbourhood Plan adopted by Council.